

I - Call to Order

PC Members attending: Dennis Casey- Chair, Jason Barnard, Norm Cota, Hugh Johnson, Kelly Norris and Dan Nugent. Others attending: Dave Wetmore.

7:00 PM –Chair Dennis Casey called the PC meeting to order.

II- Addition and Deletions

None

III - Review of Minutes

Review of 12/18/2014 minutes- Kelly moved as presented, Jason 2nds. Dennis asked about how changes that the DRB have made will get implemented (section 212 lot coverage, etc.). Dave noted that Brandy has been receiving the minutes and he will review with Brandy. Minutes approved 5-yes, 0-no, Hugh abstained.

Review of 1/15/2015 minutes- Hugh moved as presented, Dan 2nds. Approved 4-yes, 0-no, Jason and Norm abstained.

Review of 2/5/2015 minutes- Norm moved as presented, Dan 2nds. Approved 4-yes, 0-no, Jason and Kelly abstained.

IV - Visitor business and discussion of PC information items:

None

V- PC Business

Final review of 10/10/2014 draft Zoning Bylaws

PC discussion- Board discussed at length how the provision regarding extending the least restrictive district 30-ft into the more restrictive district. PC recognized the change that would allow building rights from a more restrictive district to be used in a lessor restrictive district. PC felt that there are situations where there is not be enough acreage in the lessor restrictive district for a building right. In that case the 30-ft provision should be allowed. **The PC concludes that a developer should have the choice.**

Continue review beginning Section 403- Surety
.A-.C- OK as drafted.

404- OK as drafted.

410-Zoning Administrator
411

.A-.F- OK as drafted. PC discussed certificate of occupancy and energy code requirements.

412- Zoning Permit
.A-.J- OK as drafted.

413- Inspections

.A-.B- OK as drafted.

414- Certificate of Occupancy

.A-.D- OK as drafted.

415- BLA and Lot mergers

.A- .E- OK as drafted. (.C) A zoning permit form, not SD form is required.

416- Minor modifications to approved plans

.A-.B- OK as drafted. Need to define “material change”.

417- Enforcement

.A-.J- OK as drafted.

420- DRB

421- Appointment and responsibilities.

.A-.C- OK as drafted.

422- Appeal of an action of the ZA

.A-.F- OK as drafted.

423- Variances

.A-.G- OK as drafted.

424- Waivers

.A-.E(1)- Ok as drafted.

.E(2)- PC wants to make sure that the waiver discussion should only be between the abutter effected and the requesting property.

.E(3)- OK as drafted.

.E(4)(a)-(c)- OK as drafted

(d)- Should the standard be ‘undue adverse” or just “adverse”- The point is that there should be a lower threshold on the abutting property.

VI- Future agenda items

Continue final review of draft zoning beginning with section 425 (Site Plan Review).

VII- Other business/ public comments

Please note- Next meeting– March 5, 2015 at Town Office- 7:00 PM.-

VII- Adjournment

Hugh moved to adjourn at 9:20 PM, Norm 2nds. Motion carried 6-yes and 0-no